

# COLLINS BUSINESS PARK

3821, 3853, & 3929 Calle Fortunada and 3878 & 3940 Ruffin Road | San Diego, CA 92123



**FOR LEASE | 3940 Ruffin Rd., Suite E**

**COLLINS BUSINESS PARK** is one of the highest quality R&D parks in Central San Diego County. Conveniently located on the I-15 corridor of Kearny Mesa, the project offers unsurpassed freeway access along with a corporate identity. Some of the features include:

- Efficient Single Story Design
- Corporate Neighbors
- Quality Image
- Outstanding Freeway Access
- Column Spacing: 48'x24'
- Ruffin Road Frontage/Signage
- Convenient Public Transportation
- Major Fiber Corridor (XO, Verizon, CenturyLink, AT&T)
- Separately metered 277/480V 3-Phase Power
- Multiple Internet Providers Available

**LEASE RATE: \$2.35/SF NNN**

**RANDY LaCHANCE**  
Executive Vice President  
858.458.3374 [Direct]  
Lic.# 00969674  
rlchance@voitco.com

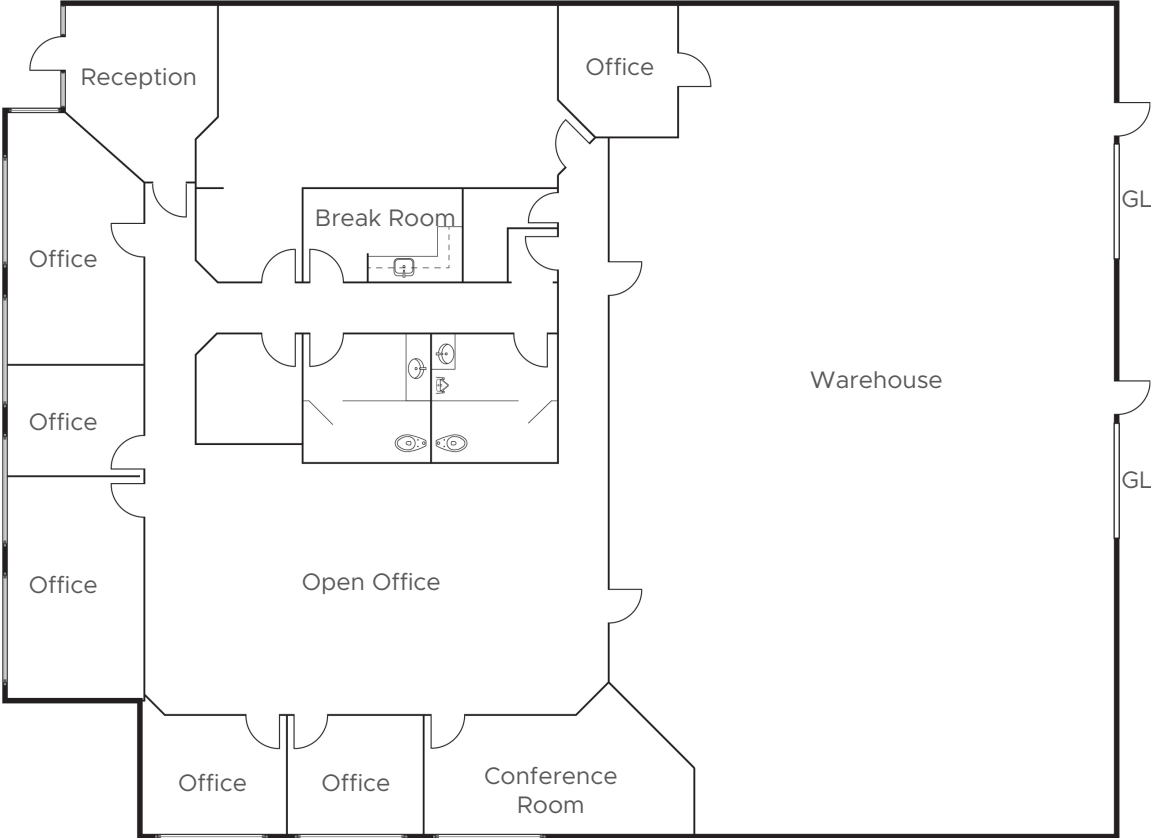
**RYAN BRACKER**  
Senior Vice President  
858.458.3355 [Direct]  
Lic.# 01353870  
rbracker@voitco.com

**PATRICK BLACK**  
Associate  
619.993.3605 [Direct]  
pblack@voitco.com  
Lic.# 02206670

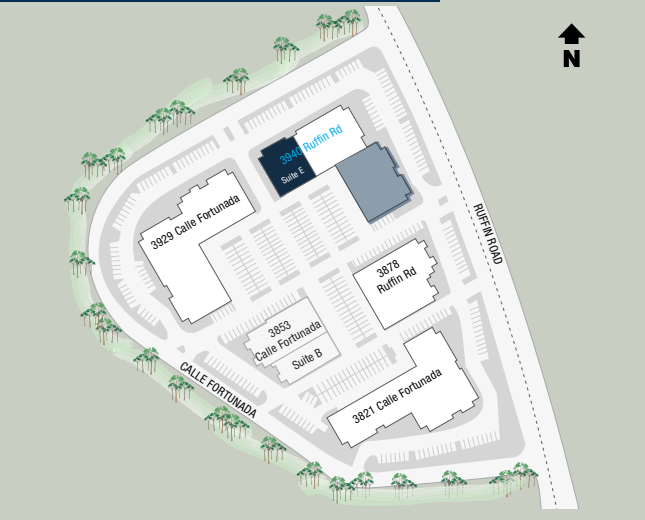
***Voit***  
REAL ESTATE SERVICES

# AVAILABILITY

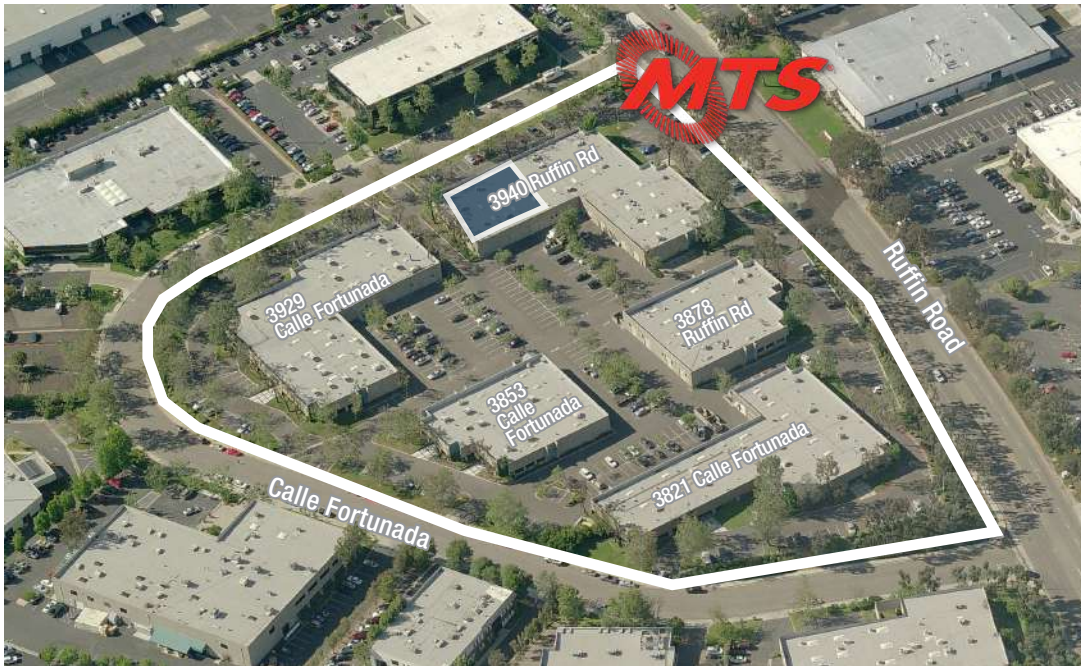
| ADDRESS                    | SF        | LEASE RATE    | COMMENTS                                                                                                                         |
|----------------------------|-----------|---------------|----------------------------------------------------------------------------------------------------------------------------------|
| 3940 Ruffin Rd.<br>Suite E | ±6,888 SF | \$2.35/SF NNN | Reception; (6) Private Offices, (1) Breakroom, Private Restrooms, Open Office Area and Warehouse with Two (2) Grade Level Doors. |



## PROJECT SITE PLAN



# 3940 RUFFIN ROAD, SUITE E



## COLLINS BUSINESS PARK

Available Suites: Suite E

SF: ±6,888 SF

Total Project Size: ±119,345 SF

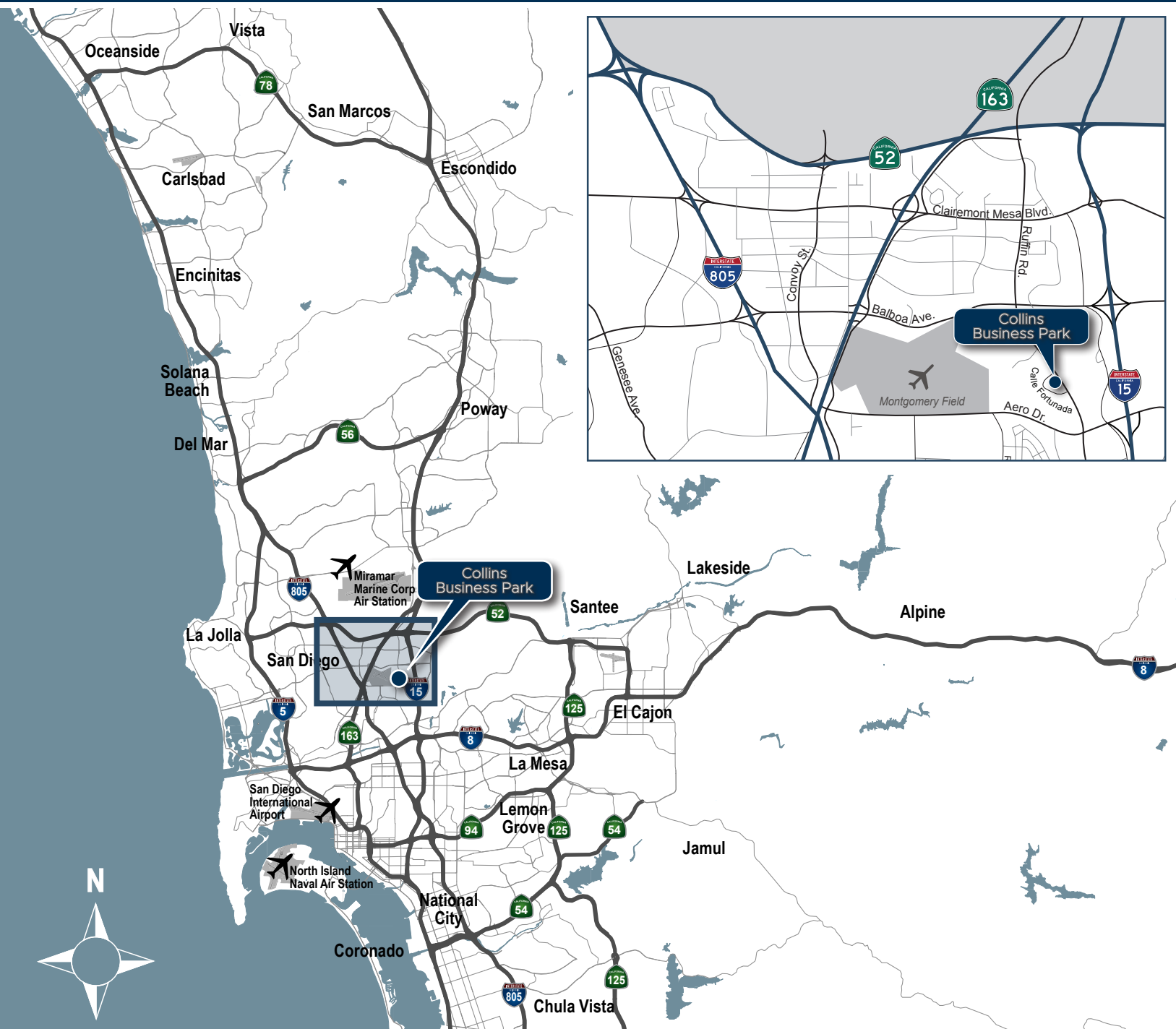
Zoning: IL-2-1  
Light Industrial

Parking Ratio: ±3.5/1,000



# COLLINS BUSINESS PARK

3821, 3853, & 3929 Calle Fortunada and 3878 & 3940 Ruffin Road | San Diego, CA 92123



**RANDY LaCHANCE**  
Executive Vice President  
858.458.3374 [Direct]  
rlachance@voitco.com  
Lic.# 00969674

**RYAN BRACKER**  
Senior Vice President  
858.458.3355 [Direct]  
rbracker@voitco.com  
Lic.# 01353870

**PATRICK BLACK**  
Associate  
619.993.3605 [Direct]  
pblack@voitco.com  
Lic.# 02206670

***Voit***  
REAL ESTATE SERVICES

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 | 858.453.0505 | Lic.# 01991785 | [www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.